174.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,700 / 652,700
					USE VALUE:	652,700 / 652,700
					ASSESSED:	652,700 / 652,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRAIN SARA J &
Owner 2:	VON STACKELBERG CHARLES C
Owner 3:	
Street 1:	3 ARGYLE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOWNEY STEPHANIE L -
Owner 2:	-
Street 1:	3 ARGYLE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1462 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4148.000	271,600		381,100	652,700
Total Card	0.095	271,600		381,100	652,700
Total Parcel	0.095	271,600		381,100	652,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.44 | /Parcel: 446.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116136

GIS Ref

GIS Ref

Insp Date 07/27/18

!13535!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,700	0	4,148.	381,100	652,800	652,800	Year End Roll	12/18/2019
2019	101	FV	219,100	0	4,148.	375,700	594,800	594,800	Year End Roll	1/3/2019
2018	101	FV	204,000	0	4,148.	288,600	492,600	492,600	Year End Roll	12/20/2017
2017	101	FV	204,000	0	4,148.	272,200	476,200	476,200	Year End Roll	1/3/2017
2016	101	FV	204,000	0	4,148.	250,400	454,400	454,400	Year End	1/4/2016
2015	101	FV	198,900	0	4,148.	234,100	433,000	433,000	Year End Roll	12/11/2014
2014	101	FV	198,900	0	4,148.	215,600	414,500	414,500	Year End Roll	12/16/2013
2013	101	FV	198,900	0	4,148.	215,600	414,500	414,500		12/13/2012

PRINT

Date	Time
12/11/20	03:28:25

LAST REV

Date	Time
05/29/19	14:25:20
danam	
13535	

USER DEFINED

Prior Id # 1:	116136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNEY STEPHANI	67580-417		7/7/2016		470,400	No	No		
DOWNEY STEPHANI	28111-427		1/27/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2019	74	Solar Pa	13,640	C				
3/1/2013	278	Manual	6,650	C				
6/4/1998	350	Redo Kit	21,500					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/6/2016	Measured	DGM	D Mann
11/14/2008	Meas/Inspect	355	PATRIOT
4/18/2000	Inspected	276	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4148		Sq. Ft.	Site		0	70.	1.31	6									381,109						381,100	

Total AC/HA: 0.09522 | Total SF/SM: 4148 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 381,109 | Spl Credit | Total: 381,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369027
Depreciation:	97423
Depreciated Total:	271604

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

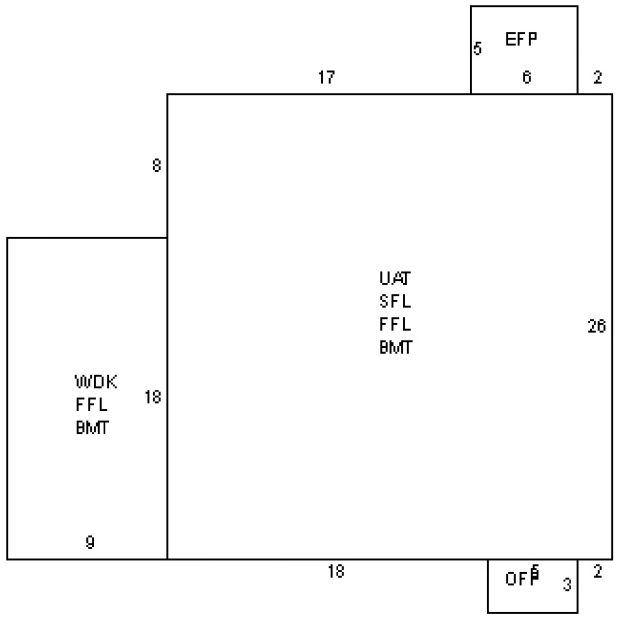
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	102.72
Final Total:	271600	Val/Su SzAd	185.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	812	49.610	40,285
FFL	First Floor	812	165.380	134,285
SFL	Second Floor	650	165.380	107,494
UAT	Upper Attic	163	66.150	10,749
WDK	Deck	162	11.930	1,933
EFP	Enclos Porch	30	71.150	2,134
OFP	Open Porch	15	43.120	647
	Net Sketched Area:	2,644	Total:	297,527
Size Ad	1462	Gross Are	3131	FinArea 1462

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	